

July 25, 2006

VIA HAND DELIVERYCity of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, Nevada 89101**RECEIVED**
JUL 26 2006***Re: Justification Letter for Howard Bock – SUP for Pawn Shop and
Secondhand Sales & Waiver (2230 S. Paradise Road)***

To Whom It May Concern:

Please be advised that this office represents Howard Bock (the “Applicant”) in the above referenced matter. The Applicant is requesting a special use permit to allow for Pawn Shop and Secondhand Sales store and waiver for 200 feet from residential and 1000 from a finance company located in an existing suite at 2230 S. Paradise Road.

The Suite is in a shopping center. The shopping center is generally located on about 1.6 acres on the northwest corner of Paradise Road and Sahara Avenue, more particularly described as APN 162-03-411-011 (the “Site”). The Suite is approximately 1,500 square feet.

The Site was previously approved for a parking variance (V-0147-90). The proposed Pawn Shop and Secondhand Sales store (the “Store”) is a less intensive use than a restaurant, the previous use of this Suite. Therefore, a Pawn Shop and Secondhand Sales store will not infringe on the approved parking variance for the Site.

Special Use Permit

The Applicant is requesting a special use permit to operate a Pawn Shop and Secondhand Sales store. The Applicant currently operates a Pawn Shop and Second Hand Sales store in the City of Las Vegas, however, is in the process of relocating to this Suite due to the fact that its existing location will be part of the Golden Nugget Hotel & Casino expansion project.

Waiver

- **200 Feet from Residential:**

The proposed location of the Store is within 200 feet of an apartment complex. There are no other residential uses within 200 feet of the Store. Rather, this area is surrounded by a sea of

**SUP-15440
09/07/06 PC**

commercial uses and clearly planned for commercial. Located to the south of the Site is a hotel & casino, to the north, west and east are commercial uses. Further, the only single family residents near this Site are beyond 200 feet and are buffered by commercial uses east of the Site. Therefore, this waiver should be granted.

- **1000 Feet from Finance Company:**

The Applicant is applying for a waiver within 1000 feet from a finance company.

Approximately 958 feet from the property line of the Site is another finance company. Because the code measures from property line to property line, the Applicant is required to file for this waiver. Interestingly, though, from door to door, the Store is located over 1000 feet the finance company. If the Suite had its own parcel number, the Applicant would not have to file for this waiver. Further, the Store is a pawn shop and secondhand store and any financial uses are clearly secondary. Therefore, this waiver should be granted.

We thank you in advance for your time and consideration of this application. If you have any questions or concerns, please feel free to contact the undersigned.

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Anthony J. Celeste

AJC/dmf

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